

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Pinal County (PC) became an urban county in 2019. The county's Consolidated Plan is for 2019-2023. At the time of the Consolidated Plan, PC received Community Development Block Grant (CDBG) funding.

The Fiscal Year (FY) 19 funding agreement was executed in December 2019. Due in part to being a new grantee and with the onset of COVID, no activity was completed within the Program Year (PY) 19.

The FY20 Annual Action Plan (AAP) was submitted late under a HUD waiver due to COVID. The funding agreement was executed in April 2021. Therefore, during the PY20 only one project from the FY19 AAP was completed (Florence water system improvements).

An additional funding agreement for CDBG-CV funding was executed in December 2020. During the PY20, PC executed subrecipient agreements with 24 non-profits. These agreements extended over PY20 and PY21. In PY20, accomplishments were realized, but were completed in PY21. This CAPER reflects those additional accomplishments. Community projects completed include Eloy Facilities Improvements, Mammoth Economic Development, Mammoth Facility Improvements, and Mammoth Pool Improvements.

The CDBG-CV3 funding agreement was executed in June 2021. This project will be completed in PY22.

The FY21 funding agreement was executed in August 2021. This CAPER covers PY21, wherein, PC completed projects from FY19, FY20, and FY21 funding. Projects completed during this PY include Dudleyville Park Improvements, Eloy ADA Compliant Infrastructure, Maricopa ADA Compliant Infrastructure, San Manuel Park Improvements, Eloy Jones Park ADA Improvements, Maricopa Utility Improvement Project, and Mammoth Park Improvements.

Projects not completed but accomplishments were achieved include Mammoth Water System Improvements, owner-occupied housing rehab, Colonial del Sol sewer system design and engineering, Rental Assistance, Hopi Hills Fire Hydrant installation, and three public service activities under the CDBG-CV funding. These projects are expected to be completed in PY22.

Projects, where no work or accomplishments were realized, include Arizona City Community Library Expansion, Florence ADA Compliant

Infrastructure, and Florence ADA sidewalk Installation. These are also expected to be completed in PY22.

In FY20, PC became a Participating Jurisdiction and received HOME funds. The funding agreement was executed in April 2021. PC funded an owner-occupied housing rehab program. Under PY21, one house was completed. Pinal County also issued an RFP for new affordable housing. During the PY21, PC has conditionally awarded projects which span the entire Consolidated Plan period. Completed projects and accomplishments will be realized in PY22.

In FY21, PC received Emergency Solutions Grant (ESG) funding. The funding agreement was executed in August 2021. PC took the time to develop policies and procedures and hire a Case Manager to work with clients. During the PY21, one person was successfully housed and employed.

Finally, during the PY21, Pinal County was awarded HOME-ARP dollars. Although a funding agreement was executed in October 2021, Pinal County was only authorized to expend administrative dollars to complete the HOME-ARP Allocation Plan. This plan was completed and submitted to HUD for approval in July 2022.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assistance to Homeless and At-Risk Homeless People	Homeless	CDBG: \$ / CDBG-CV: \$ / Emergency Solutions Grant: \$156877	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	1	20.00%	3	70	2,333.33%

Assistance to Homeless and At-Risk Homeless People	Homeless	CDBG: \$ / CDBG-CV: \$ / Emergency Solutions Grant: \$156877	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	5	86	1,720.00%			
Assistance to Homeless and At-Risk Homeless People	Homeless	CDBG: \$ / CDBG-CV: \$ / Emergency Solutions Grant: \$156877	Homelessness Prevention	Persons Assisted	25	274	1,096.00%	5	22	440.00%
Economic Development	Economic Development	CDBG-CV3: \$	Jobs created/retained	Jobs	20	33	165.00%			
Improve Public Facilities/Develop Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5154		572.82%	14846	29253	197.04%
Increase Affordable Quality Housing	Affordable Housing	CDBG: \$ / HOME: \$612860 / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		4	14	350.00%
Increase Affordable Quality Housing	Affordable Housing	CDBG: \$ / HOME: \$612860 / HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			

Increase Affordable Quality Housing	Affordable Housing	CDBG: \$ / HOME: \$612860 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	14	116.67%			
Increase Affordable Quality Housing	Affordable Housing	CDBG: \$ / HOME: \$612860 / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3	0	0.00%			
Public/Human Services Support	Non-Homeless Special Needs	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	71343	28,537.20%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The priorities identified in the Consolidate Plan for 2019-2023 include Non-housing Community Development improvements to public facilities and the development of infrastructure (high priority), Increasing quality affordable housing (high priority), Supporting homeless and at-risk persons (high priority), and Public service support (low priority).

The objectives identified in the Consolidate Plan for 2019-2023 include: creating a suitable living environment through public facilities and infrastructure projects, providing decent affordable housing through a housing rehabilitation program, creating a suitable living environment by supporting persons experiencing homelessness, and providing support to public service agencies for non-special needs populations.

The activities and accomplishments completed during this PY fall under each identified priority. Specifically, the following projects addressed priorities identified as “high”: Activity #10: water system improvements, #52 Eloy Facilities Improvements, #56 Mammoth Facility Improvements, #43 Dudleyville Park Improvements, #45 Eloy ADA Compliant Infrastructure, #46 Maricopa ADA Compliant Infrastructure, #42 San Manuel Park Improvements, #60 Eloy Jones Park ADA Improvements, #61 Maricopa Utility Improvement Project, #63 Mammoth Park Improvements, #53 Mammoth Pool Improvements, #44 Mammoth Water System Improvements, #11 owner occupied housing rehab, #37

Colonial del Sol sewer system design and engineering, #34 Rental Assistance, #41 Hopi Hills Fire Hydrant installation.

Under the FY21 ESG program, a Rapid Re-housing program was instituted. Services were provided to one household/one person experiencing homelessness. Under the FY20 HOME program, one owner-occupied housing unit was rehabilitated.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	14,903	1
Black or African American	1,295	0
Asian	146	0
American Indian or American Native	394	0
Native Hawaiian or Other Pacific Islander	30	0
<b>Total</b>	<b>16,768</b>	<b>1</b>
Hispanic	5,177	0
Not Hispanic	11,591	1

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The Consolidated plan identified goal outcome indicators of 5,154 persons under the Non-housing community development priority, 16 housing units rehabilitated under the affordable housing priority, 25 persons/5 beds for persons experiencing homelessness under the homeless priority, and 250 persons assisted under the non-homeless special needs priority.

The activities included within this PY identified the potential to serve 14,848 people in Non-housing Community Development, 4 households under affordable housing, and 3 households under the homeless category.

Upon completion of the activities, the total number of people served increased in the PY21. Pinal County served 29,253 persons within the Non-housing community development priority (CDBG), 13 housing units were rehabilitated under the affordable housing priority with FY19 CDBG funding. However, this accomplishment is not captured, because the activity remains open, 1 housing unit was rehabilitated under the affordable housing priority with FY20 HOME funding. Under the CDBG-CV funding, 1028 individuals received subsistence payments for rent or mortgage assistance to prevent homelessness. Under ESG funding, one household/person experiencing homelessness was housed.

In addition, 33 persons retained employment (CDBG-CV), and 76,592 persons were served through public service activities. This number includes all accomplishments from PY20 and PY21. The goals within all categories identified far exceed the proposed under the Consolidated Plan.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,974,742	3,380,100
HOME	public - federal	1,233,846	118,492
Other	public - federal	466,969	36,396
Other	public - local	466,969	36,396

**Table 3 - Resources Made Available**

### Narrative

Program resources available at the start of PY21 (July 1, 2021) include: FY19 CDBG \$423,898.46, FY19 CDBG-CV \$1,902,301.26, FY20 CDBG \$1,794,297.88, FY20 HOME \$607,502.38, FY21 CDBG \$1,839,208, FY21 HOME \$612,860, and FY21 ESG \$156,877. Although HOME-ARP funds of \$2,221,167, were “awarded”, the Allocation Plan was submitted and is under review at the time of this CAPER. Therefore, the county only had access to a portion of the administrative dollars in order to complete the Allocation Plan.

Throughout the program year, Pinal County expended \$2,871,587.45 in CDBG funds, \$508,512.09 in CDBG-CV funds, \$116,076.90 in HOME funds, \$2,415.57 in HOME-ARP funds, and \$36,396.02 in ESG funds.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 9.01			
Census Tract 9.02			
City of Eloy	5	5	Each participating community received \$130,000.
City of Maricopa			
County-wide	80	80	Pinal County retained the balance of the CDBG award.
Heritage District	5	5	Each participating community received \$130,000.
Town of Florence	5	5	Each participating community received \$130,000.
Town of Mammoth	5	5	Each participating community received \$130,000.

**Table 4 – Identify the geographic distribution and location of investments**

## Narrative

Within the Consolidated Plan 2019-2023, the geographic priorities were 62% in Census Tract 9.01 with the balance of 38% countywide. With the addition of new projects and subsequent action plans, this distribution shifted in favor of countywide over the specifically identified Census tract which was only intended to be a focus in the FFY2019.

Pinal County is the third largest county within Arizona with a population of over 462,789 (US Census Bureau Population Estimates July, 1, 2019). The County is over 5,386 square miles which include eleven local governments and four Indian Communities. Pinal County's CDBG program covers the unincorporated portions of the county which make up approx. 70% of the total square miles. There are four participating communities within the County Entitlement Program. These communities include Eloy, Florence, Maricopa, and Mammoth. Each participating community will complete a project.

In the PY21, the county's projects focused on the unincorporated areas and those communities that are part of the county program. These communities include Eloy, Florence, Mammoth, and Maricopa.

The HOME and ESG projects do not use geography as the basis for targeting funds. It is intended resources will be utilized throughout the county's jurisdiction to benefit low and moderate-income households and people. With the exception of the housing rehabilitation program, these funds will only be used in unincorporated Pinal County and the participating communities.

The following is a breakdown of the areas to receive funding:

Hopi Hills: 45% of the funds to benefit 2,005 persons of whom 65% are low and moderate-income. 48% of the residents within Hopi Hills are Hispanic, 14% are over the age of 65, and 36% are under the age of 18 demonstrating a high number of families within the area.

Mammoth: 5% of the funds will benefit 1,530 persons of whom 69% of the residents of this community are low and moderate-income. 66% are Hispanic, 17% are under the age of 18, and 20% are over the age of 65. This project will benefit the entire community.

Eloy: 5% of the funds will benefit 9,610 persons of whom 69% of the residents of this community are low and moderate-income. 57% are Hispanic, 12% are under the age of 18, and 26% are over 65. The project will benefit the entire community, however the project involves ADA compliance thus addressing a targeted population.

Florence: 5% of the funds will benefit 95 persons. The project is an ADA compliance project and will benefit a targeted population of residents including seniors and persons with disabilities. 39% of the residents within the census tract are Hispanic, 21% are under the age of 18, and 15% over the age of 65.

Maricopa: 5% of the funds will benefit 76 persons of whom 100% are low and moderate-income. 27% of the residents within the Heritage District are Hispanic, 32% are under the age of 18, and 6% are over the



age of 65.

The remaining 35% of the funds are housing-related projects countywide. All housing projects will be income based and provide benefits only to low and moderate-income households. These are projects funded through HOME and ESG.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Leverage/match includes matching for specific projects and meeting program requirements.

The programs requiring match include FY20 HOME \$155,500, FY21 HOME \$153,215, and FY21 ESG \$156,877. The HOME match was not captured during the PY21 because the projects have not started. During the PY22, the HOME projects will begin construction and the match will be captured. The ESG match comes from the county's American Rescue Plan Act State and Local Fiscal Recovery Funds.

Under the FY20 AAP, two projects were to provide matching funds. The San Manuel Park was complete in PY21. This project committed \$303,085.32 in county funds. By the end of the project, Pinal County invested over \$400,000. The Town of Florence project committed \$58,789. However, this project will not be completed until PY22.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	8	70
Number of Non-Homeless households to be provided affordable housing units	4	22
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>12</b>	<b>92</b>

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3	22
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	14
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>7</b>	<b>36</b>

Table 7 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The affordable housing goals identified in the Consolidated Plan 2019-2023 include the following activities: assist with the availability and access to affordable housing through the rehabilitation of properties, increase awareness of the county's housing rehabilitation program, assist with the development of affordable housing, increase awareness of a first-time homebuyer program, and promote fair housing. The outcomes identified were to rehabilitate 8 rental units, 8 homeowner units, and 2 housing units with code enforcement violations. To date, one homeowner unit has been rehabilitated with HOME funds, and 13 were rehabbed under CDBG funding. Challenges encountered with meeting the goals for homeowner rehabilitation include projects located in remote areas where contractors are not interested in working and completing demolition and rebuilding of homes which cost more than the maximum HOME subsidy limit.

Pinal County issued a request for proposals (RFP) in 2021 specific to the use of HOME funds and the development of housing. Project activities proposed under this RFP dictated the focus of the funding. As a result, the following projects will be completed during the PY22 within the Consolidated Plan period of 2019-2023:

The development of two for-sale affordable housing units through new construction. One housing unit will be located in Arizona City, Arizona, the other housing unit will be located in Coolidge, Arizona. The project will be completed in fiscal year 2022. Each property location is allocated HOME funding of \$90,000 for construction and \$10,000 for homebuyer assistance.

New construction of four affordable rental housing units within the city of Casa Grande for occupancy by low-income households.

The development of six for-sale affordable housing units through new construction. All six units will be located in the city of Eloy. Approximately \$50,000 of HOME funding per home will be used as a sales price write down to offset the purchase price of the homes.

Falling under the priorities of homeless and public services included access to affordable housing through a rental assistance program. This program was funded with CDBG-CV. As a result, the total number of people served exceeded the preliminary goal outcome indicators. However, the programs remain open and final numbers will be captured in PY22.

**Discuss how these outcomes will impact future annual action plans.**

It is anticipated the total outcomes will be exceeded through the availability of HOME funds and the continued access to the county's owner-occupied housing rehabilitation program.

The Consolidated Plan 2019-2023 did not originally include HOME funds. However, in 2020, Pinal County became a PJ and will receive approximately \$600,000 annually of HOME funds. Subsequent annual action plans will identify projects based on the outcome of the RFP completed in 2021.

In addition, Pinal County has been allocated \$2.2 million of HOME American Rescue Plan (HOME ARP) funding, which Pinal County will use to produce a minimum of 16 units of affordable rental housing, and support 15 units of affordable rental housing.

Pinal County has conditionally awarded the following HOME ARP projects:

Tenant Based Rental Assistance to support 15 households for 18 months. Financial assistance to qualifying populations may include rental assistance, security deposit payment, and utility deposit assistance. This project also includes personnel costs for one full time rapid rehousing case manager to assess, arrange, coordinate, and monitor the delivery of individualized services to qualifying populations. TRBA may be provided for housing located throughout Pinal County.

The development of 16 affordable housing rental units for permanent supportive housing. Eight of the rental units will consist of small mobile homes in near proximity to each other, at a location yet to be determined in the Casa Grande area. The other 8 rental units will result from the rehabilitation of properties located in Apache Junction. All 16 units shall be occupied by individuals with serious mental illness or other disabilities who meet the criteria for one or more of the qualifying populations. Supportive services will be provided to all residents of this project.

Meeting these housing production goals will address the County’s priority needs by providing short to mid-term rental assistance to 15 households, and creating at least 16 new affordable housing rental units. These rental housing projects will be managed by non-profit operators, who will manage the properties and provide supportive services such as case management, education and employment training, assistance accessing public services and programs, life skills training, and other supports that will increase housing stability and prevent a return to homelessness or housing instability.

HOME ARP projects must serve households in one of the following qualifying populations:

Homeless, At risk of homelessness, Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, and Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	328	0
Low-income	27,102	1
Moderate-income	5,212	0
<b>Total</b>	<b>32,642</b>	<b>1</b>

**Table 8 – Number of Households Served**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Pinal County is the lead agency for the Pinal County Coalition to End Homelessness (PCCEH) under the State of Arizona Balance of State Continuum of Care. As the lead agency, Pinal County is responsible to ensure there is an operational, efficient, and effective coordinated entry system. This is achieved by holding bi-monthly coalition meetings, monthly coordinated entry/case conferenceing/by name list meetings, establishing a strategic plan, coordinating services with area agencies, providing training for coalition members, and conducting the annual point-in-time count.

There are several groups that meet throughout the county to provide information, resources, and services to persons experiencing homelessness and other non-special needs populations. These groups are: Apache Junction Homeless Coalition, Casa Grande Homeless Coalition, CARE Network, Apache Junction Resource Center, CGHelps Resource Center, Compassion Connect, and other small community groups.

In an effort to reach out to persons experiencing homelessness or who are at risk of homelessness, Pinal County continues to support the PCCEH member agencies in their outreach and engagement efforts among the sheltered and unsheltered homeless population. These agencies include:

- Against Abuse, Inc.
- Apache Junction Health and Human Services Board
- Arizona Complete Health
- Arizona Department of Veteran's Services
- Community Alliance Against Family Abuse
- Community Action Human Resources Agency
- Catalysts Helping Increase Potential
- Chicanos Por La Causa
- City of Casa Grande
- Community Bridges
- Community Health Associates
- Community Partners of Southern Arizona
- Compassion Care Center
- Genesis Project
- Higher Heights
- Honoring, Hiring, Helping our Heroes of Pinal County

- Horizon Health and Wellness
- La Frontera Empact
- Molina Healthcare
- National Community Health Partners
- Pinal County Housing Authority
- Pinal County Public Health
- Pinal Hispanic Council
- Pinal Partnership
- Salvation Army Apache Junction
- Seeds of Hope
- Solari 211 Arizona
- Southern Arizona VA Health Care System
- Gila River Indian Community
- Veterans 5-9
- Mercy Care

There are eight public access points to the coordinated entry system throughout Pinal County. There is also a statewide 211 system in place to provide assistance to persons experiencing homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The County continues to support the Pinal County Coalition to End Homelessness (PCCEH) in its efforts to coordinate emergency shelter and transitional housing needs of homeless persons.

Pinal County issued a request for proposals (RFP) in 2021 to identify potential housing development projects and projects to serve persons experiencing homelessness through the life of the Consolidated Plan 2019-2023. These projects could include new affordable housing development, rental programs and rehabilitation, transitional housing projects, rapid re-housing, emergency shelter, emergency shelter renovations, and supportive services. The following projects addressing emergency shelter and transitional housing needs were proposed and awarded HOME, HOME ARP, and ESG funds through Pinal County:

Tenant-Based Rental Assistance (TBRA) to support 15 households for 18 months. Financial assistance may include rental assistance, security deposit payment, and utility deposit assistance. This project also includes personnel costs for one full-time rapid rehousing case manager to assess, arrange, coordinate, and monitor the delivery of individualized services to program participants. TRBA may be provided for housing located throughout Pinal County.

The development of 16 affordable housing rental units for permanent supportive housing. Eight of the rental units will consist of small mobile homes in near proximity to each other, at a location yet to be determined in the Casa Grande area. The other 8 rental units will result from the rehabilitation of

existing properties located in Apache Junction. All 16 units shall be occupied by homeless or at-risk of homelessness individuals with serious mental illness or other disabilities. Supportive services will be provided to all residents of this project.

Rapid Rehousing services for an individual or family who lacks a fixed, regular, and adequate nighttime residence. Rapid Rehousing includes housing relocation and stabilization services, and short and/or medium-term rental assistance.

The renovation of a building to be used as an emergency shelter for homeless individuals. The renovation includes the addition of a 16' x 20' laundry room. Meals and groceries at this emergency shelter will also be funded. This project also includes personnel costs for one full-time case manager and 1 full-time evening facility coordinator.

The new construction of four affordable rental housing units within the city of Casa Grande for occupancy by low-income households.

Supportive services in the form of salary and benefits package to pay for one full-time case manager to assess, arrange, coordinate, and monitor the delivery of individualized housing relocation and stabilization services to individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Developer and subrecipient agreements for the above projects are currently in the process of being executed, with anticipated project start dates in PY22.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Specific activities completed during the PY include:

Crisis Response Network (Pinal County 2-1-1) continues to expand its resource database and availability of resource specialists to assist Pinal County residents is accessing resources online or over the phone.

Pinal County provided rental assistance to persons at risk of homelessness.

Pinal County provided workforce training through the WIOA program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**



**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

1. Pinal County's partner Community Action Human Resource Agency provided rental assistance to 91 persons experiencing homelessness.
2. Pinal County's partner Higher Heights provided rental assistance to 31 persons experiencing homelessness.
3. Pinal County Housing Authority issued 136 VASH vouchers.
4. Pinal County Housing Authority issued 112 Emergency Housing Vouchers.
5. Pinal County Housing Authority issued 5,221 Housing Choice Vouchers.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Pinal County Housing Authority's mission is to provide safe, decent, and affordable housing options to qualified low-income families in Pinal County; while encouraging economic self-sufficiency through education, training, and employment opportunities. Pinal County Housing Authority also looks for opportunities to partner with property owners, service agencies, and developers for future development of more affordable housing units. Pinal County Housing Authority owns, manages, and maintains 139 public housing units for Pinal County low-income residents. Additionally, the Public Housing Authority (PHA) provides voucher based rental assistance to 5,221 Pinal County residents through the Housing Choice Voucher program, 112 Emergency Housing Vouchers to persons experiencing homelessness, and 136 VASH vouchers.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Pinal County Housing Authority encourages Public Housing residents to form and participate on a Resident Advisory Board. The PHA encourages residents to participate in various activities and programs that will help with setting and establishing goals and promoting self-sufficiency and improving their quality of life. The Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) participants and the Public Housing Resident Opportunity Self-Sufficiency (ROSS) participants receive job training and readiness assessment and training through community-based partnerships. They attend financial literacy, budgeting, financial counseling, and credit repair workshops. Participants interested in homeownership attended preparation workshops on first-time home buying.

### **Actions taken to provide assistance to troubled PHAs**

Pinal County Housing Authority is not a troubled agency.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Pinal County is a new recipient of HOME funds as of FY20. Prior to the receipt of funds, housing development was at the mercy of the market. Over the years, this has caused a severe lack of quality affordable housing within the county. Pinal County has worked to develop relationships with housing developers and has encouraged the use of Low Income Housing Tax Credits under the Arizona Department of Housing. Pinal County has also established relationships with Community Housing Development Organizations (CHDO). The County issued a request for proposals encouraging developers and CHDO's to submit potential project ideas.

Pinal County's Community Development Department which includes planning and building safety are active partners in HUD funded programs including permitting, inspections, and environmental concerns. Planning activities including the county's comprehensive plan includes subsections relating to housing, the housing market, residential land use, planning guidelines, and strategic growth. Unfortunately, the Arizona state legislature has prohibited counties from making affordable housing conditional as part of a zoning approval.

Pinal County completed a housing assessment under the FY19-23 Consolidated Plan including an analysis of impediments to fair housing and a housing market analysis. This information helps the county to be informed on strategies that affect affordable housing.

A housing needs assessment completed in 2008 included six goals, to which Pinal County has addressed. These goals include increasing capacity and coordination of affordable housing, increasing access and availability of funding and other resources, providing land for affordable housing, incorporating affordable housing in the planning process, encouraging private investment, and developing community based programs.

Pinal County had four participating jurisdictions during the current PY. The activities completed by these communities include:

The City of Eloy's general plan, last readopted on May 11, 2020, includes a Housing Element section. This section of the general plan outlines multiple objectives, including achieving a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.

The City of Maricopa is committed to the principle of affordable housing. The City of Maricopa adopted the Housing Needs Assessment and Housing Plan to address housing needs. The plan includes a vision,

goals, strategies, and specific action items the city can take to implement the plan. One of those steps is to introduce more affordable rental housing stock. The city supports projects that incorporate federal housing funds. In 2020, the city approved a multi-family apartment rental project. This project will help fill the void of affordable and market rate multi-family apartments and provide alternative rental housing to residents with various economic backgrounds. The project will provide high-quality yet affordable apartment homes to current and future residents, develop a vacant area of the City and lead the way as the first multi-family property in Maricopa.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The county faces challenges in meeting underserved needs from a funding perspective, particularly in the area of affordable housing units targeted to low- and moderate-income people. Within the limitations of state law, the county will explore potential incentives for developers to create affordable housing in a very robust single-family home housing market.

The County issued a request for a proposal in 2021 to identify potential housing development projects. Typical obstacles for developments include gap funding. Pinal County hopes the HOME funding will encourage CHDOs and developers to develop affordable housing in Pinal County.

The County will continue to work through its existing networks and partners to better coordinate the provision of services for low- and moderate-income people. The County works with its partner agencies to provide services to individuals and families that promote more stable homes and community environments, including food, public safety, and transportation services.

Pinal County has four local municipalities under its urban county program. These communities have taken the following actions:

Eloy- The CDBG-funded project benefited the residents of Eloy, including low-income residents, by making Main St. Park more accessible to those with disabilities. The accessibility improvements enable the park to be more widely used by the City's residents. The park hosts a number of Community events, including a harvest festival, concerts in the park, and fiestas. The project's service area is designated area-wide, as more than 51% of the City's residents are considered to be low to moderate income.

Maricopa- The CDBG-funded improvements have provided a better quality of life to the residents living within Heritage District. The new underground lines feed directly to the residents' power meters which provides a more reliable service to their homes. The project also helped with the revitalization and visual improvement of the area. This infrastructure improvement project helped provide a safe distribution system for LMI residents of the Heritage District. This project helped provide reliable infrastructure. Undergrounding utility lines eliminate fire hazards, and accidents, and reduce the risks of power outages due to weather conditions. Underground power lines are not impacted by natural disasters like the intense monsoon thunderstorms we receive in the summer months. Underground lines are overall safer for the general public.

Maricopa- The primary beneficiaries are residents of the Heritage District. The CDBG-funded project safely connects residents within the Heritage District to public and private points of interest within the City such as parks, schools, businesses, public facilities, and surrounding neighborhoods. The crosswalk will also allow safe and convenient connectivity to future pedestrian networks and citywide connectivity opportunities. Well-designed and maintained pedestrian networks help elevate property values of surrounding properties while also helping local businesses by creating an economic interest in the area. The new crosswalk will keep pedestrians safe. The properly marked crosswalks will encourage pedestrians to walk at the designated crossing location to increase visibility and driver awareness of a pedestrian crossing location ahead. The rapid flashing beacon enhances the pedestrian crosswalk by providing high visibility to motorists. Additionally, this project has improved pedestrian connectivity. This project is the start of a well-defined citywide pedestrian network.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Pinal County Housing Authority inspected all the existing public housing units for lead paint. Each unit was determined to be clear of hazardous lead paint.

The County offers an owner-occupied housing rehabilitation program. Under this program, homes built prior to 1978 are tested and remediation of lead-based paint is completed as part of the project scope. The county provides all applicants with printed materials on the hazards of lead-based paint.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Pinal County has a wide range of service providers that include homeless prevention services, street outreach, emergency shelters, transitional housing, and mental health services. These services and programs are provided by nonprofit organizations and the Continuum of Care member agencies. Pinal County will identify opportunities to create partnerships with private and public entities for project development and funding. The county recognizes that collective impacts are stronger than any one organization's impact in helping low- and moderate-income people to regain and maintain stable living conditions. Coordinating the delivery of services to citizens is a first step in strengthening the reach and effectiveness of various social service supports.

In order to reduce the number of residents who are living below the poverty line and aid in connecting citizens to economic opportunities, Pinal County will leverage resources to increase affordable housing options; expand employment opportunities through workforce training, and improve access to services through coordinated efforts with partnering agencies.

The Pinal County Housing Authority encourages Section 8 and public housing program participants to enroll in self-sufficiency programs offered through the housing department. Pinal County will continue with efforts in conjunction with the Continuum of Care and the Workforce Investment and Opportunities Act program to reduce the number of families in poverty through referrals and the development of services to provide families with job training, education, life skills, counseling services,

and other needed services.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Pinal County became an urban county in 2019. In May 2020, grant staff was hired to manage the CDBG program. Then in 2021, grant staff was hired to manage the HOME program. In addition to grant management staff, Pinal County hired staff to coordinate the owner-occupied housing rehabilitation program, and staff to provide homelessness outreach in conjunction with the ESG and EHV programs. Pinal County has also taken control of the Pinal County Coalition to End Homelessness as the lead agency under the State of Arizona Balance of State Continuum of Care.

Since the establishment of the urban county designation, Pinal County has created policies and procedures to manage the CDBG, HOME, and ESG programs. These policies include CDBG application and sub-recipient program information, HOME program guidelines, Housing Rehabilitation program guidelines, ESG program guidelines, labor standard procedures, environmental procedures, deferred payment forgivable loan maintenance procedures, monitoring and risk assessment procedures, underwriting and subsidy layering procedures, citizen participation procedures, HUD reporting and financial procedures, and procurement procedures.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Pinal County will continue to coordinate activities with service agencies, private housing providers, and Community Housing Development Organizations. Pinal County's staff participates in various groups that address different needs, including the Pinal County Coalition to End Homelessness and the State of Arizona Balance of State CoC. Pinal County will use its ESG, HOME, and HOME-ARP allocations to fund local organizations and non-profits for projects that assist persons experiencing homelessness and for housing development opportunities. The Pinal County Board of Supervisors provides additional funding each year to local non-profits which further the economic opportunities within Pinal County.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Pinal County collaborates with Southwest Fair Housing Council to provide annual fair housing training to area realtors and municipalities. Additional activities include the publication and distribution of fair housing materials including posters and brochures. Outreach includes public notices and information posted at Pinal County facilities and in newspaper publications throughout the County. Pinal County Public Housing Authority counsels all participants on fair housing matters and serves as the recipient of complaints about housing discrimination. Pinal County works with the Arizona Department of Housing and the Arizona Attorney Generals' office on any complaints relating to fair housing. Specific impediments in the Analysis of Impediments include zoning, development fees, taxation, transportation, building codes, housing choice, and private sector lending policies.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Pinal County has created internal procedures to monitor projects completed with CDBG, HOME, and ESG funds. These monitoring procedures include activities for internal departments and external sub-recipients. The procedures include records retention, files and documentation, site visits, and contract compliance in accordance with 2 CFR 200. Training is provided to sub-recipients for long-term compliance with the requirements of the programs.

The purchasing department within Pinal County is updating procedures on minority and women-owned business outreach to encourage participation in HUD-funded activities.

Monitoring of sub-recipients under the CDBG and ESG programs includes a site visit and desk monitoring of all steps in the process including procurement, contracts, and DBRA and Section 3 compliance.

Monitoring of sub-recipients under the HOME program includes risk assessment procedures. A monitoring plan is established over the life of the affordability period.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The 2019-2024 Consolidated Plan and Citizen Participation Plan process offers opportunities for resident participation through public meetings and review of draft documents. The County takes appropriate actions to encourage the participation of all its citizens including Low- and moderate-income persons; Residents of predominantly low- and moderate-income neighborhoods; Minorities; People with Limited English Proficiency; People with disabilities; People who are experiencing homelessness; local governments; residents of public and other assisted housing developments, including any resident advisory boards, resident councils, and resident management corporations; the Pinal County Coalition to End Homelessness; and other organizations (including businesses, developers, non-profit organizations, philanthropic organizations, and community-based and faith-based organizations).

Opportunities to comment on or participate in the planning of community development and affordable housing activities and projects will be publicized and disseminated as widely as possible in Pinal County. Partner organizations will encourage the participation of the populations whom they serve.

All public notices are published in four different newspapers throughout Pinal County. Residents are informed through email distribution lists, posting on the County's website, the Pinal County Housing page, and notification through partner provider organizations.

Each public hearing will be noticed at least 30 days prior to the hearing/meeting date. Notices will include the date, time, and location of the hearing/meeting, as well as a summary of the matter that will be discussed. A contact name and telephone number will be provided to allow interested parties to ask questions or make requests for special accommodations.

Public meetings will be held at times and locations that are convenient to potential and actual beneficiaries, with accommodations for persons with disabilities. In widely-dispersed districts of the County, multiple public meetings will be conducted at various county locations that offer access and accommodations for persons with disabilities consistent with accessible and reasonable accommodation requirements.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Pinal County is a new urban county as of 2019. The county's Consolidated Plan for FY19-23 includes resources and project information that has rapidly become outdated due to the additional funding the county will now receive. The additional funding includes CV1 and CV3 funding, HOME funding beginning in FY20, ESG funding beginning in FY21, and HOME-ARP. Each of these funding sources has opened additional possibilities for projects, program objectives, and impact on the county. Sample changes to the program will include the development of housing, services to the homeless, and public service activities.

Under the CDBG-CV program, Pinal County executed 24 subrecipient agreements. With the exception of three projects, all were completed in the PY21. All of the projects completed either prepared for, responded to, or will prevent the spread of the coronavirus. These projects include community facility improvements to adhere to social distancing recommendations, provide housing and services to persons experiencing domestic violence, projects that provided economic opportunities to low income residents including job retention, childcare services and programs, food distribution, mental health services, food delivery for seniors, utility assistance, and housing for persons experiencing homelessness.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the current PY, Pinal County did not complete any on-site inspections of affordable rental housing assisted under HOME. It is anticipated construction will begin on a rental project in January 2023. After which, Pinal County will conduct on-site inspections.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

During the current PY, Pinal County did not have existing HOME-funded units. Pinal County has included an affirmative marketing requirement in its program guidelines and will work with future project managers/developers to incorporate affirmative marketing actions.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

There was no program income for HOME-funded projects during the reporting period.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

N/A

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	3,449				
Total Section 3 Worker Hours	1,018				
Total Targeted Section 3 Worker Hours	0				

**Table 9 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.	1				
Assisted residents to apply for, or attend community college or a four year educational institution.	1				
Assisted residents to apply for, or attend vocational/technical training.	1				
Assisted residents to obtain financial literacy training and/or coaching.	1				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.	1				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	1				
Other.					

**Table 10 – Qualitative Efforts - Number of Activities by Program**